

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: St Paul's Primitive Baptist Church Expansion

PETS Activity Number: LSP030055

Project Type: Type A

Description: 19-27-70-438-0000

Submittal Date: 4/16/4 Scan Date: 4/22/4

Status: Under Review Conditional Approval **Approved**

NOTES:

- USE BARRIER FENCE AROUND NATURAL AREAS.
- USE RAIL FENCE AROUND PROTECTED TREES.
- NO HEAVY EQUIPMENT IN NATURAL AREAS. ALL PLANTING TO BE DONE BY HAND.
- THIS SITE WILL BE IN ACCORDANCE WITH THE E.M.A.
- CONSTRUCTION ENTRANCE TO BE COVERED WITH GRAVEL DURING THE DURATION OF THE CONSTRUCTION PHASE.
- ALL SIGNING AND MARKING WILL BE IN ACCORDANCE WITH THE M.U.T.C.D.
- SOLID WASTE = ONE ROLL-OUT CONTAINER
- SITE AND ADJACENT PROPERTIES ZONED RURAL.
- BRING ALL MANHOLES AND VALVES UP TO GRADE.
- BUILDING HEIGHTS SHALL BE 35 FEET MAXIMUM.
- PARKING SCHEDULE
SPACES REQUIRED
1 SPACE/100 SF SANCTUARY x 2314 SF SANCTUARY = 23.14 SPACES
SPACES PROVIDED
23 REGULAR SPACES, 3 BIKE SPACES, AND 1 HANDICAP SPACE
- PROPOSED BUILDING SHALL HAVE GUTTERS DIRECTED TO THE SWALE ON THE NORTH SIDE OF THE PROPOSED ADDITION.
- BUILDING SETBACKS
FRONT --- 30 FEET
SIDE --- 40 FEET
REAR --- 50 FEET
PARKING SETBACKS
FRONT --- 40 FEET
SIDE --- 40 FEET
REAR --- 50 FEET
- WATER PROVIDER --- ON-SITE WELL
SEWER PROVIDER --- ON-SITE SEPTIC SYSTEM
ELECTRIC PROVIDER --- TALQUIN ELECTRIC COOPERATIVE
- ALL NEW SIGNAGE MUST BE PERMITTED AND IN ACCORDANCE WITH THE LEON COUNTY SIGN ORDINANCE.
- ANTICIPATED DATE FOR BEGINNING OF CONSTRUCTION: JUNE 1, 2004
ANTICIPATED DATE FOR END OF CONSTRUCTION: JANUARY 1, 2004
(THESE DATES ARE ESTIMATES AND NO WARRANTY IS TO BE USED FOR SCHEDULING PURPOSES)
- ALL GRASSSED PARKING WILL BE WATERED AND FERTILIZED AS NEEDED TO KEEP PARKING AREA FROM BECOMING A DUST GENERATOR. ANY AREAS WHERE GRASS HAS DIED OR BEEN MISPLACED SHALL BE RE-PLANTED OR RE-SODDED TO RE-ESTABLISH COVERAGE.

LAYOUT AND GRADING PLAN NOTES:

- ALL GRADE CALCULATIONS AND CUT/FILL BIDS SHALL BE DONE FROM THIS SHEET. PROPOSED GRADES SHOWN ON ANY OTHER SHEETS ARE FOR PRESENTATION PURPOSES ONLY.
- PROPOSED GRADES, F.F. ELEVATIONS, AND SPOT ELEVATIONS ARE TO BE TAKEN FROM THIS SHEET.
- CONTACT THE ENGINEER REGARDING ANY APPARENT CONFLICTS BETWEEN THIS SHEET AND OTHER SHEETS, ARCHITECTURAL BUILDING PLANS, AND ANY OTHER PLANS PRIOR TO BEGINNING CONSTRUCTION. CONFLICTS BETWEEN PLANS SHALL NOT CONSTITUTE CHANGES IN THE WORK UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ESTIMATED CUT/FILL VOLUMES WILL BE CALCULATED UPON REQUEST. AN HOURLY FEE WILL BE CHARGED FOR VOLUME ESTIMATES.
- NO REPRESENTATION IS MADE REGARDING A BALANCED SITE. THE CONTRACTOR SHALL DETERMINE IF ANY ADDITIONAL FILL IS REQUIRED AND PROVIDE SAID FILL AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER. LIKEWISE, ANY EXCESS MATERIAL SHALL BE HAULED FROM THE SITE AND PROPERLY DISPOSED OF AT NO EXTRA COST TO THE OWNER OR ENGINEER.
- SITE AND BUILDING DIMENSIONS MAY CHANGE AS A RESULT OF THE PERMITTING PROCESS. THESE PLANS SHALL BE CONSIDERED PRELIMINARY UNTIL ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL LAYOUT AND ALIGNMENT OF ALL BUILDINGS, DRIVEWAYS, PARKING AREAS, ROADS AND OTHER FACILITIES. CONTACT THE ENGINEER IMMEDIATELY IN THE EVENT OF ANY APPARENT CONFLICTS, PRIOR TO BEGINNING CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR ALIGNMENT OF FACILITIES ONCE CONSTRUCTION HAS BEGUN.

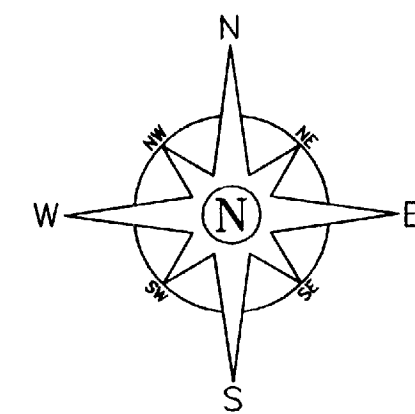
Total Development Area:			
SF	AC.	% of Site	
Area of the Development:	71,586.54	1.64	100.00%
Pre-Development Impervious Area:			
Building Area	5,367.80	0.12	7.50%
Transportation Area	11,791.18	0.27	16.43%
Misc. Area	1,351.71	0.03	1.89%
Total Impervious Area Pre-Development:	18,480.69	0.42	25.82%
Post-Development Impervious Area:			
Building Area	7,305.80	0.17	10.21%
Transportation Area	11,781.18	0.27	16.43%
Misc. Area	1,873.29	0.04	2.62%
Total Impervious Area Post-Development:	20,940.27	0.48	29.25%
Pre-Development Pervious Area:			
Stormwater Facility Area	0.00	0.00	0.00%
Total Landscaped Area	38,600.82	0.89	53.92%
Natural Area	14,505.03	0.33	20.28%
Total Pervious Area Pre-Development:	53,105.85	1.22	74.18%
Post-Development Pervious Area:			
Stormwater Facility Area	1,443.65	0.03	2.02%
Total Landscaped Area	22,132.20	0.51	30.92%
Proposed Conservation Easement:	27,070.42	0.82	37.81%
Total Pervious Area Post-Development:	50,646.27	1.16	70.75%
Summary (Post-Development)			
Total Pervious Area Post-Development:	50,646.27	1.16	70.75%
Total Impervious Area Post-Development:	20,940.27	0.48	29.25%
Total Site Area	71,586.54	1.64	100.00%

APPROXIMATE EXISTING LIMITS OF LIMESTONE PARKING. LIMESTONE TO BE REMOVED FROM THE LANDSCAPE AREAS.

NOTE: LANGUAGE IN THE CONSERVATION EASEMENT SHALL INCLUDE THE RIGHT TO PERFORM NECESSARY MAINTENANCE AS NEEDED WITHIN THE BOUNDARY OF THE EXISTING WATERCOURSE BANK.

19-27-20-406-0000
VACANT
GEM LAND COMPANY
20600 CHAGRIN BOULEVARD, SUITE 301
SHAKER HEIGHTS, OHIO 44122

- ALTERED/UNALTERED 100-YEAR FLOODPLAIN LINE
- WETLAND BOUNDARY LINE
- WATERCOURSE BOUNDARY LINE
- PROPOSED CONSERVATION EASEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL (DUST-FREE)



SCALE IN FEET

19-27-20-406-0000
VACANT
GEM LAND COMPANY
20600 CHAGRIN BOULEVARD, SUITE 301
SHAKER HEIGHTS, OHIO 44122

WILLIAM E. DOUGLAS, P.E.

PROJECT: St. Paul Primitive Baptist Church

SCALE: 1"=30'

Revised by: Date: Description:
MAR 03, '04 REVISED PER TYPE A COMMENTS
KOH
APR 13, '04 REVISED PER TYPE A COMMENTS
KOH

File Name: 1280 master 2.dwg
Designed: KOH
Drawn: KOH
Checked: WED
Date: 11/18/03

Sheet 2 of 4

NO. 01D-280

LICENSE #11553

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Date revised: Apr 13 2004